



FLYER

Two Office/Retail Condo Buildings For Sale

3151 HOWLAND BOULEVARD, UNIT 200 & 300

Deltona, FL 32725

PRESENTED BY:

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TWO OFFICE/RETAIL CONDO BUILDINGS FOR SALE



PROPERTY DESCRIPTION

Two Office/Retail Condo Buildings For Sale in a Medical Park.

Building 200: 8,418 SF, shell condition, demised into two units of approximately 4,209 SF each. Features four separate entrances and rear doors.

Building 300: 5,151 SF, formerly operated as a daycare but designed for medical office use. Restoring a few walls will convert it back to a functional medical office.

Front and rear parking.

Signage on Howland Boulevard.

This must-see property is perfect for owners and investors, conveniently located approximately 1 mile from Interstate 4 and Halifax Health | UF Health - Medical Center of Deltona, in a high-growth area.

Nearby retailers include Starbucks, Panda Express, Wawa, McDonald's, Burger King, AdventHealth Deltona ER, and others.

LOCATION DESCRIPTION

Located on the south side of Howland Boulevard and east of Interstate 4.

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OFFERING SUMMARY

SALE PRICE:	Building 200: \$1,100,000
	Building 300: \$1,050,000
	Both Bldgs: \$2,050,000
BUILDING SIZE:	Building 200: 8,418 SF
	Building 300: 5,151 SF
	Total: 13,569 SF
LOT SIZE:	1.88+/- Acres
YEAR BUILT:	2006
PARCEL NO:	8108-06-00-2000
	8108-06-00-3000
TRAFFIC COUNT:	33,500 AADT
ZONING:	C-1, Retail Commercial District

LOCATION ADDRESS

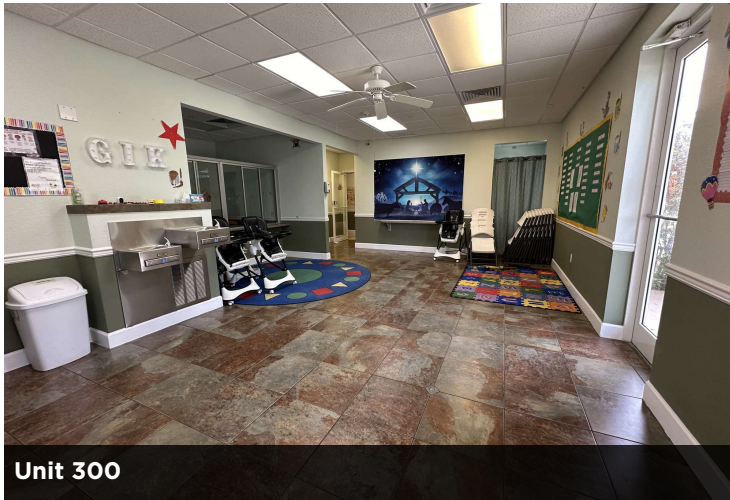
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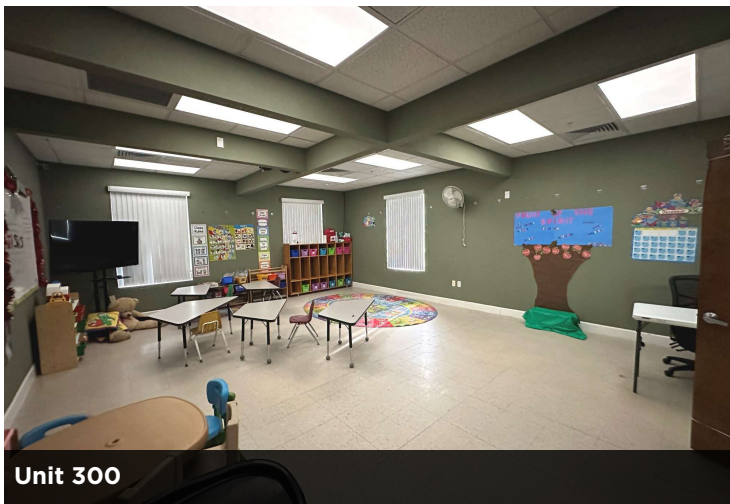
ADDITIONAL PHOTOS



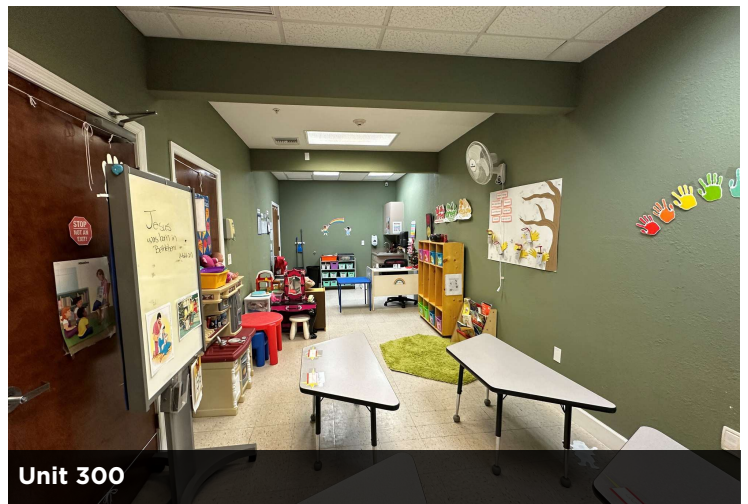
Unit 300



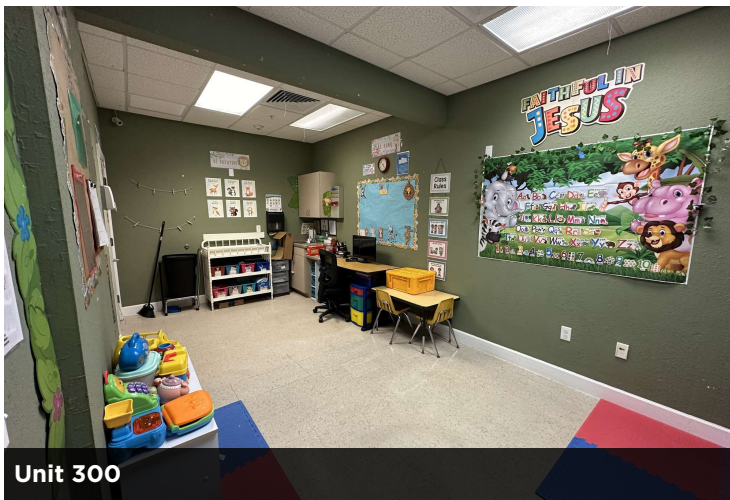
Unit 300



Unit 300



Unit 300



Unit 300



Unit 300

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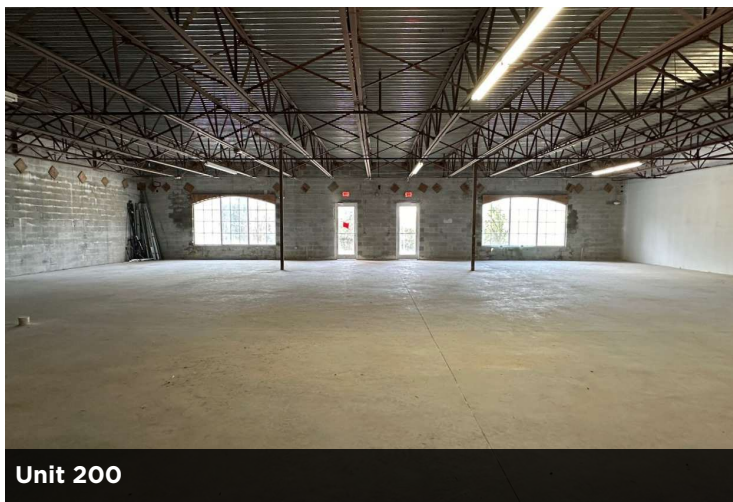
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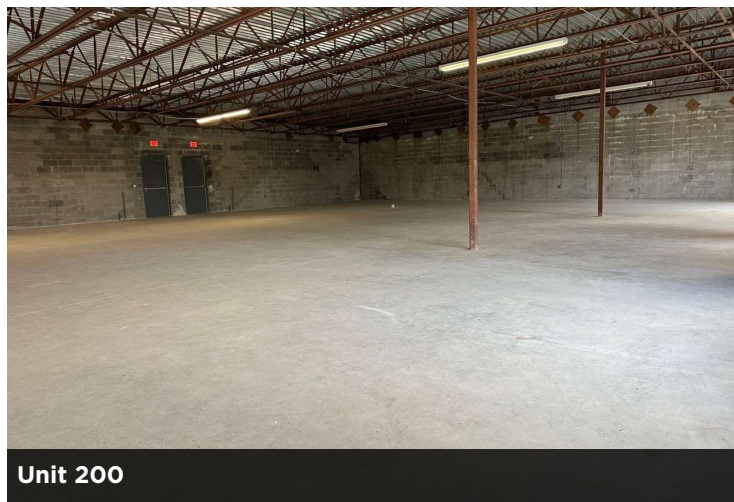
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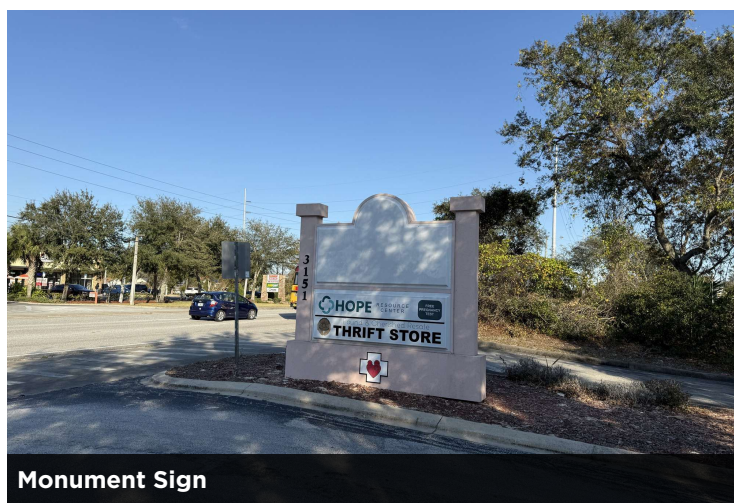
Unit 200



Unit 200



Exterior



Monument Sign



Rear Parking



Playground

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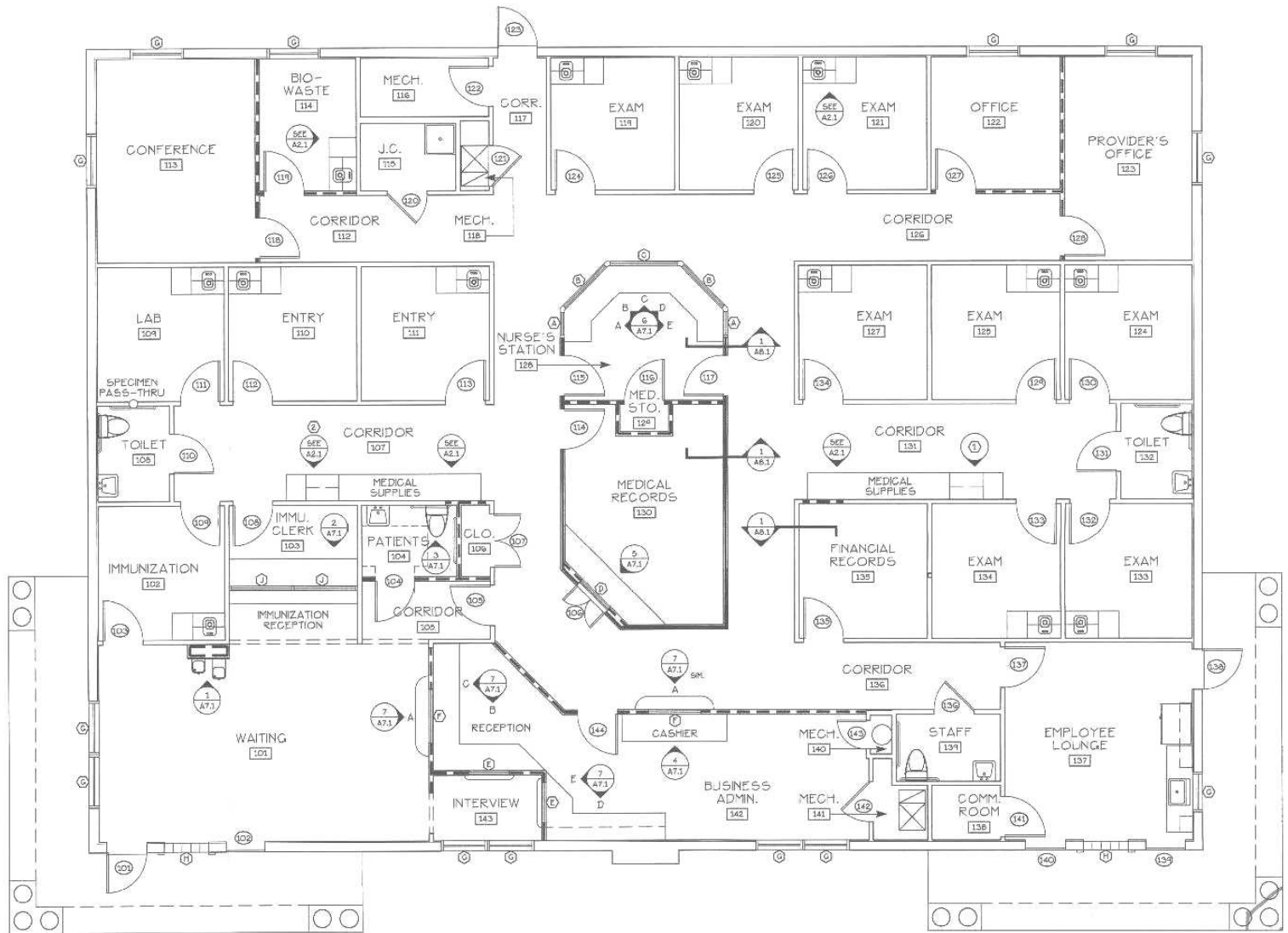
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FLOOR PLAN - UNIT 300



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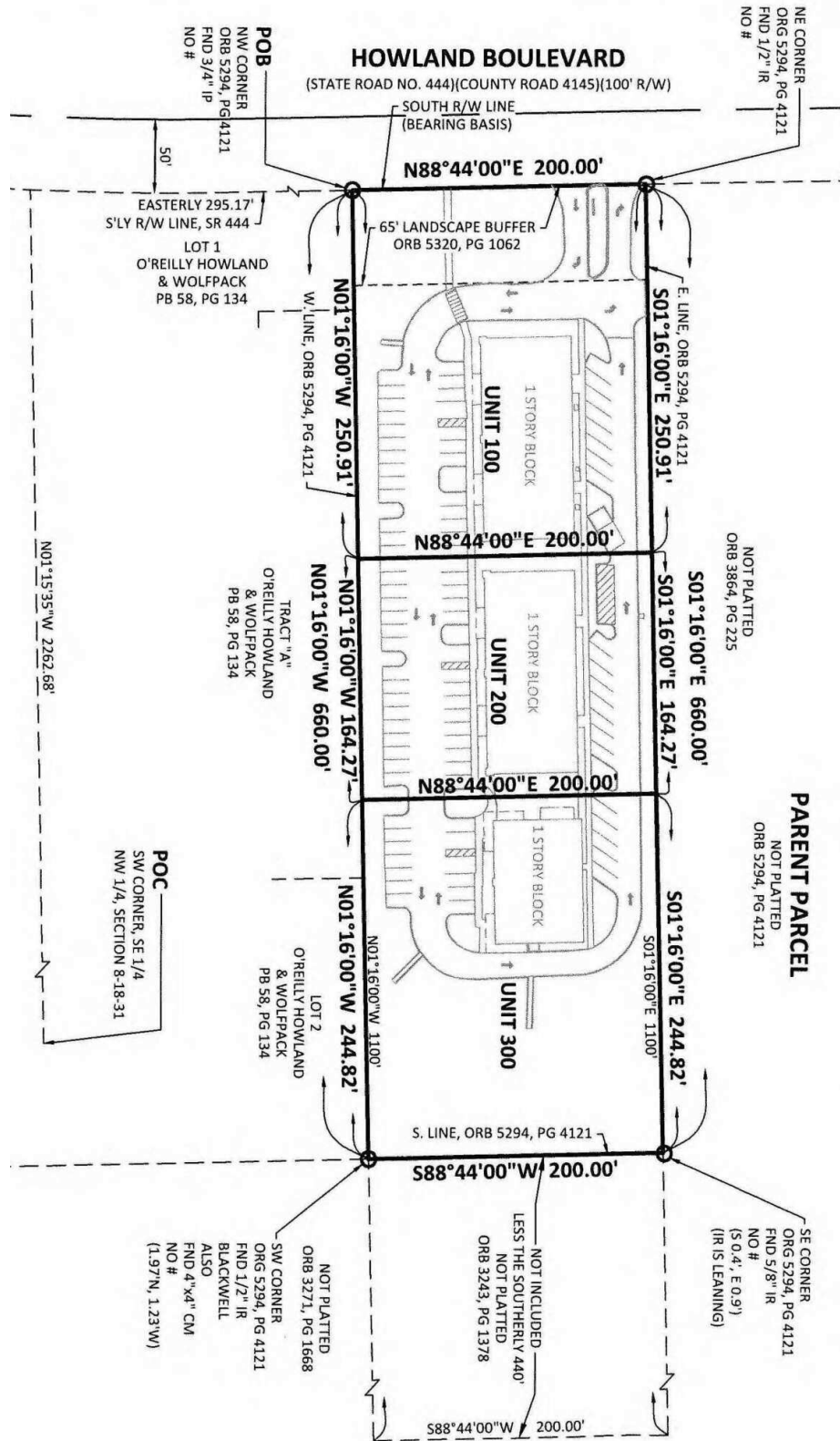
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CONDOMINIUM SURVEY



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LOCATION MAPS



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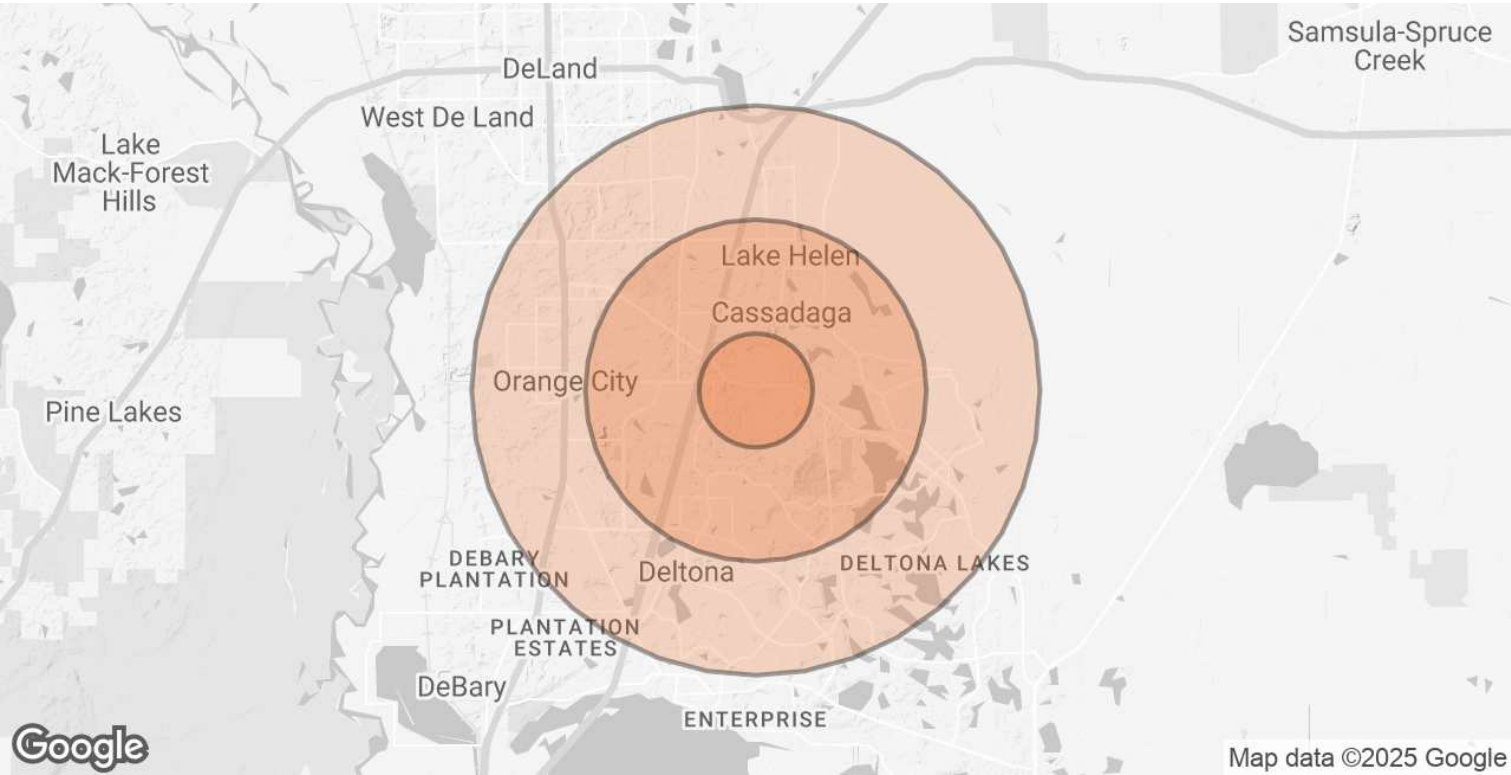
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,365	40,471	126,765
AVERAGE AGE	42	45	43
AVERAGE AGE (MALE)	41	43	42
AVERAGE AGE (FEMALE)	42	46	45

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,481	15,336	47,852
# OF PERSONS PER HH	2.9	2.6	2.6
AVERAGE HH INCOME	\$94,764	\$89,633	\$86,683
AVERAGE HOUSE VALUE	\$309,576	\$296,570	\$291,009

Demographics data derived from AlphaMap

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